

DURHAM



1869  
CITY OF MEDICINE

# Environmental Enhancements to the Unified Development Ordinance



## Tree Protection and Tree Coverage

DURHAM



1869  
CITY OF MEDICINE

# EEUDO Background



Initiated by JCCPC in August 2008

Steering Committee formed October 2008

Four topics

- Sedimentation and Erosion Control
- Water Quality and Stream Buffers
- Tree Protection and Preservation
- Site Preparation

DURHAM



1869  
CITY OF MEDICINE



# Tree Protection Recommendations

- Expand tree coverage requirements to the Urban tier
- Allow credit for smaller trees
- Allow greater flexibility for tree protection areas
- Modify the uses allowed within tree coverage areas
- Redefine specimen trees and surveys, and incentivize specimen tree protection

DURHAM



1869  
CITY OF MEDICINE

# Expand tree coverage requirements to Urban tier



Paragraph 8.3.1B, Applicability and 8.3.1C,  
Tree Coverage

Require tree protection in Urban Tier

- 3% of site
- Residential districts only
- Less than four acres exempt

DURHAM



1869  
CITY OF MEDICINE

# Allow credit for smaller trees



**Paragraphs 8.3.1D, Preserved Tree Coverage  
and 8.3.1E, Replacement Tree Coverage**

- Allow 1 inch dbh to count as preserved
- Allow 0.75 inch caliper trees to be credited

DURHAM



1869  
CITY OF MEDICINE

# Allow greater flexibility for tree protection areas



**Paragraph 8.3.1D, Preserved Tree Coverage,  
and 8.3.1E, Replacement Tree Coverage**

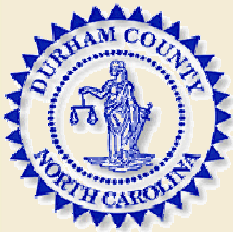
- **Minimum dimension of 13 feet**
- **Modification of agricultural use offset**

DURHAM



1869  
CITY OF MEDICINE

# Modify the uses allowed within tree coverage areas



## Paragraph 8.3.1D.5, Construction in Preserved Tree Coverage Areas

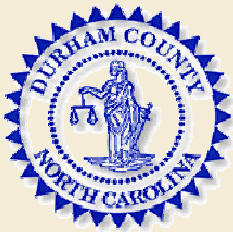
- Allow amenity areas with limits
- Disallow utilities, stormwater facilities, and many easements

DURHAM



1869  
CITY OF MEDICINE

# Tree Surveys



## Paragraphs 8.3.3, Tree Surveys and 8.3.5 Specimen Trees

- Require Land Disturbance Survey for development within 30 feet of tree preservation and other protected areas
- Incentivize Specimen Tree Survey
  - One and one-half credit for saved specimen trees

DURHAM



1869  
CITY OF MEDICINE

# Specimen Tree Definition



## Paragraph 8.3.5, Specimen Trees

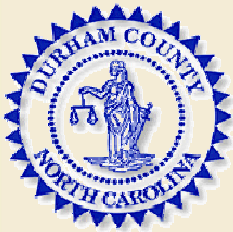
- Evergreen Canopy dbh 18 inches or greater
- Deciduous Canopy dbh 12 inches or greater
- Understory dbh of 8 inches or greater

DURHAM



1869  
CITY OF MEDICINE

# Recommendations



**Staff recommends approval based on  
EEUDO Steering Committee  
recommendation and staff analysis**

**The Planning Commission recommended  
approval by unanimous vote at its  
November 9, 2010 meeting**